



Shaftesbury Gardens

Flixton

M41 6NP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



30 Shaftesbury Gardens  
Flixton  
Manchester  
M41 6NP



## Offers Over £235,000

### \*A SPACIOUS THREE BEDROOM MID GARDEN TERRACED PROPERTY\*

Scope for buyers to modernise to their own requirements. No ongoing vendor chain. Gas central heating system-combination boiler.

Double glazed windows. Well appointed shower room/WC. Lounge-kitchen/diner-conservatory. Off-road parking facility to the front. Enclosed garden to the rear. Freehold. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Entrance Hall

with a feature double glazed entrance door. Stairs lead off to the first floor rooms.

### Lounge

with a radiator and a double glazed window to the front.

### Kitchen/Dining Room

with a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear. Radiator. The " Worcester " combination gas central heating boiler is located here. Tiled areas, laminate flooring and access off to a passageway that provides an additional entrance point. Plumbing for an automatic washing machine etc Door to

### Conservatory

built on at the rear of the property with double glazed units, laminate flooring and double doors to the garden. Radiator.

## TO THE FIRST FLOOR

### Landing

with a loft access point.

### Bedroom (1)

with a radiator and a double glazed window to the front. Range of wardrobes and storage space.

### Bedroom (2)

with a radiator and a double glazed window to the rear. Range of wardrobes and storage space.

### Bedroom (3)

with a radiator and a double glazed window to the front. Storage space.

### Shower Room/WC

with a walk-in shower, wash hand basin and low level WC. There are two double glazed windows to the rear, a radiator and fitted storage units. There's a chrome ladder radiator for towels in addition to a heating radiator.

### Outside

To the front of the property is an off-road parking facility. To the rear is an enclosed garden with a timber shed for storage.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
955.19 ft<sup>2</sup>  
88.74 m<sup>2</sup>

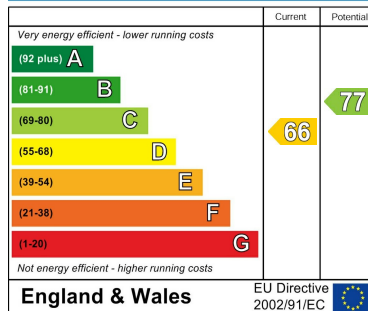
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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